



# Rayleigh Road, Hutton



# Rayleigh Road

## Hutton

Guide Price £500,000 to £550,000

**Description** The property comprises a 3-bedroom terrace home with driveway parking and a garden. The ground floor consists of an entrance leading into the living room, which flows into a well-lit dining room. The Dining Room leads into a fitted galley kitchen, a three-piece ground-floor bathroom and a utility. The First Floor consists of 3 well-proportionated bedrooms and en-suite. Externally, the property benefits from a driveway to the front where it is known to have fit 3 vehicles. To the rear of the property is located a split-level courtyard garden.

**Location** - The property is in the heart of Shenfield in Essex, 0.2 miles away from the mainline station, which enjoys a direct train into Stratford (approx. 18 mins) and Liverpool Street (approx. 24 mins). The property is located toward the top end of Hutton Road, which is Shenfield's main high street. EPC D



**Agents' Note:** The property is Freehold however we understand that a proportion of the garden is leased from Network Rail.

An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

**Entrance Lobby**

**Lounge** 11' 11" x 12' 10" (3.63m x 3.91m)

**Dining Room** 17' 1" x 9' 3" (5.20m x 2.82m)

**Kitchen** 11' 11" x 7' 5" (3.63m x 2.26m)

**Utility room** 6' 6" x 7' 5" (1.98m x 2.26m)

**Bathroom**

**First Floor Landing**

**Bedroom 1** 11' 7" x 9' 6" (3.53m x 2.89m)

**En-suite Shower**

**Bedroom 2** 13' 2" x 9' 6" (4.01m x 2.89m)

**Bedroom 3** 8' 5" x 7' 3" (2.56m x 2.21m)













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band E

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